



# For Lease

## 8 Douglas Rd, Trenton, ON

±131,000 sf Industrial Facility with Highway 401 Visibility

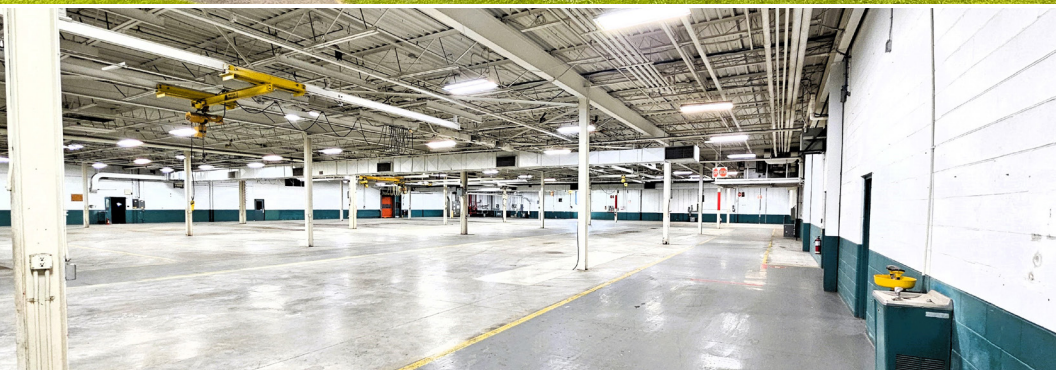
Rockwell Commercial  
Real Estate, Brokerage

78 Brock St. Kingston, ON K7L 1R9

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## Property Details

<b>Rentable Area</b>	Building Total	± 131,000 sf
	Warehouse	± 106,110 sf
	Office	± 24,890 sf (19%)
<b>Site Area</b>	± 12.312 acres	
<b>Base Rent</b>	\$9.50 psf	
<b>Additional Rent</b>	\$2.45 (est. 2024)	
<b>Utilities</b>	Municipal - Separate	
<b>Zoning</b>	LM (Light Industrial)	
<b>Ceiling Height</b>	14'6" to 20' ceiling heights Clear heights vary throughout the space.	
<b>Doors</b>	Dock Level	Five (5)
	Grade Level	One (1)
<b>Electrical</b>	1600 Amp , 347/600 V, 3 Phase, 4 wire (To be verified)	

<b>Crane</b>	Eight (8) interior overhead cranes (0.50 - 2.00 ton capacity) To be verified
<b>HVAC</b>	Hot water, the whole building has A/C save and except for the south warehouse
<b>Parking</b>	Ample on-site
<b>Occupancy</b>	Vacant/Available Immediately

## Highlights

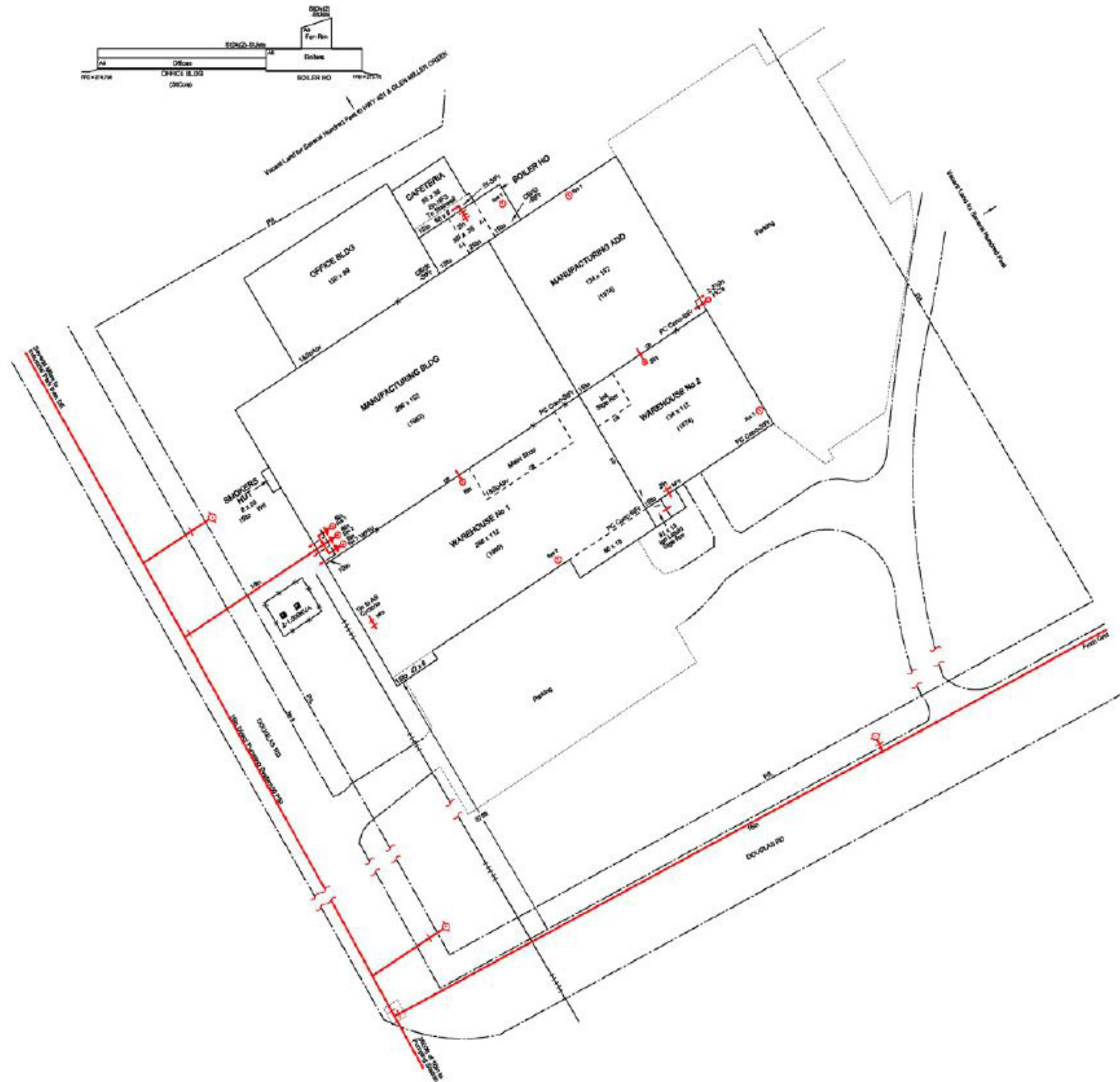
- Prime industrial location just 2 minutes from Highway 401
- Central access to Trenton's commercial and industrial corridor
- Close proximity to restaurants, gas stations, and retail services
- Less than 10 minutes to CFB Trenton and Quinte West's key employers
- Situated in a well-established industrial park with direct truck access
- Ideal for businesses seeking functional space with excellent regional connectivity



**LM - Light Industrial Zoning allows for the following permitted uses:**

- Accessory Retail Use
- Call Centre
- Industrial Use, Light
- Warehouse
- Wholesale

Glen Miller Creek flows at the northwest end of the property. It is also in a floodplain. Within the floodplain, no land shall be used and no buildings or structures shall be erected or used except for those in accordance with any regulations of, and subject to the approval of, the City and the appropriate Conservation Authority.



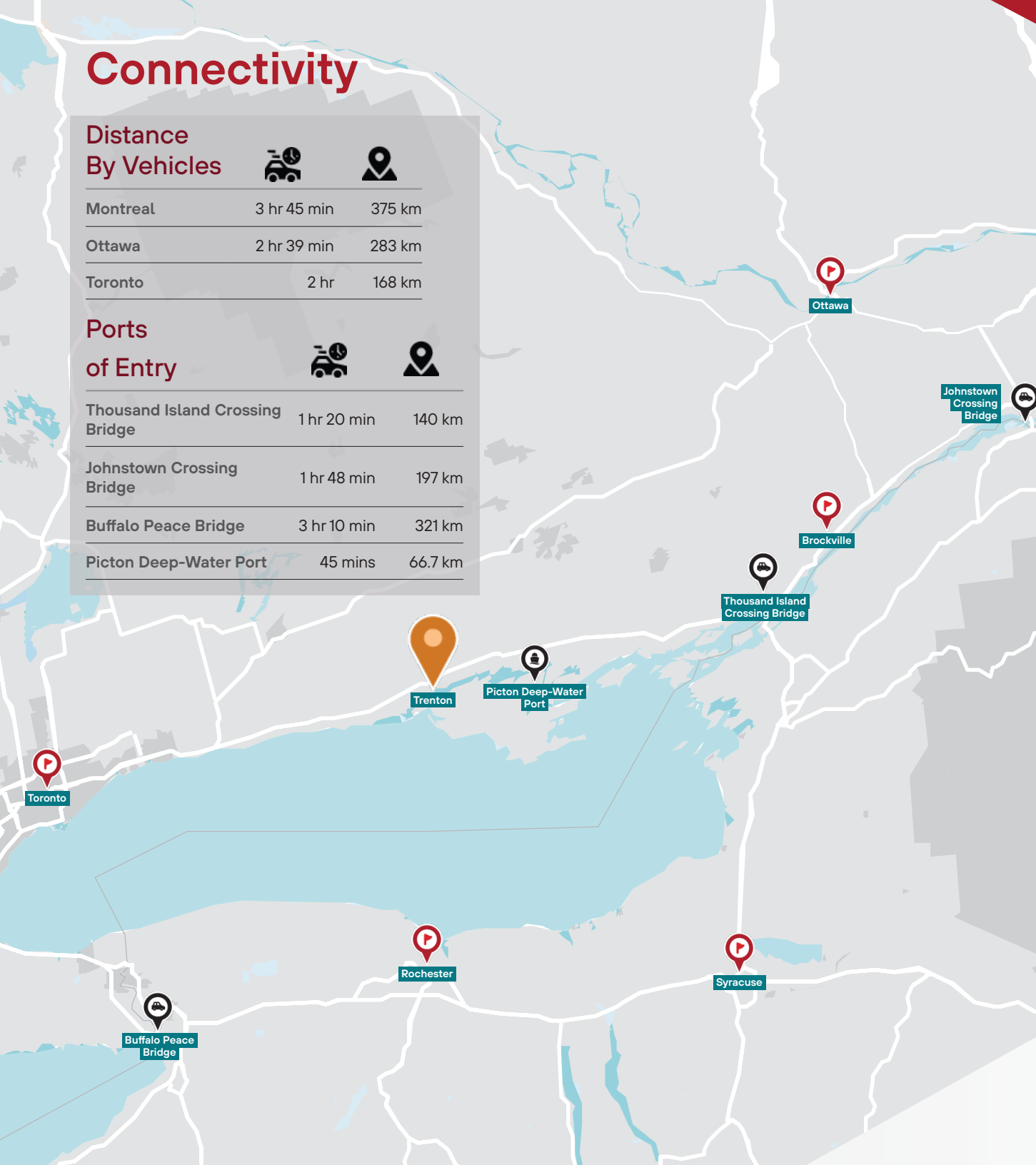
# Connectivity

## Distance By Vehicles

Montreal	3 hr 45 min	375 km
Ottawa	2 hr 39 min	283 km
Toronto	2 hr	168 km

## Ports of Entry

Thousand Island Crossing Bridge	1 hr 20 min	140 km
Johnstown Crossing Bridge	1 hr 48 min	197 km
Buffalo Peace Bridge	3 hr 10 min	321 km
Picton Deep-Water Port	45 mins	66.7 km



**Rockwell**  
COMMERCIAL

## Contact Information

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